157.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	730,300 / 730,300
					USE VALUE:	730,300 / 730,300
					ASSESSED:	730,300 / 730,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
164		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORENO AIDA A--ETAL	
Owner 2:	LYONS STEPHEN E	
Owner 3:		
Street 1:	164 WAVERLEY ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Wood Shingle Exterior and 2036 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	310,300		420,000	730,300
Total Card	0.138	310,300		420,000	730,300
Total Parcel	0.138	310,300		420,000	730,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.74 | /Parcel: 358.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	104817
GIS Ref	
GIS Ref	
Insp Date	06/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0005-0012.0

!12323!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	310,400	0	6,000.	420,000	730,400	730,400	Year End Roll	12/18/2019
2019	101	FV	234,900	0	6,000.	420,000	654,900	654,900	Year End Roll	1/3/2019
2018	101	FV	234,900	600	6,000.	354,000	589,500	589,500	Year End Roll	12/20/2017
2017	101	FV	234,900	600	6,000.	324,000	559,500	559,500	Year End Roll	1/3/2017
2016	101	FV	234,900	600	6,000.	276,000	511,500	511,500	Year End	1/4/2016
2015	101	FV	225,100	600	6,000.	240,000	465,700	465,700	Year End Roll	12/11/2014
2014	101	FV	225,100	600	6,000.	222,000	447,700	447,700	Year End Roll	12/16/2013
2013	101	FV	225,100	600	6,000.	211,200	436,900	436,900		12/13/2012

PRINT

Date	Time
12/11/20	02:25:15

LAST REV

Date	Time
08/07/18	14:25:23

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12323

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20014-596		8/1/1989		231,600	No	No		Y

USER DEFINED

Prior Id # 1:	104817
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
3/10/2009	Inspected	372	PATRIOT
12/15/2008	Measured	345	PATRIOT
12/21/1999	Mailer Sent		
12/1/1999	Measured	268	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21239948
Const Adj.:	0.97515047
Adj $ / SQ:	159.607
Other Features:	67800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421649
Depreciation:	111315
Depreciated Total:	310334

COMMENTS

OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

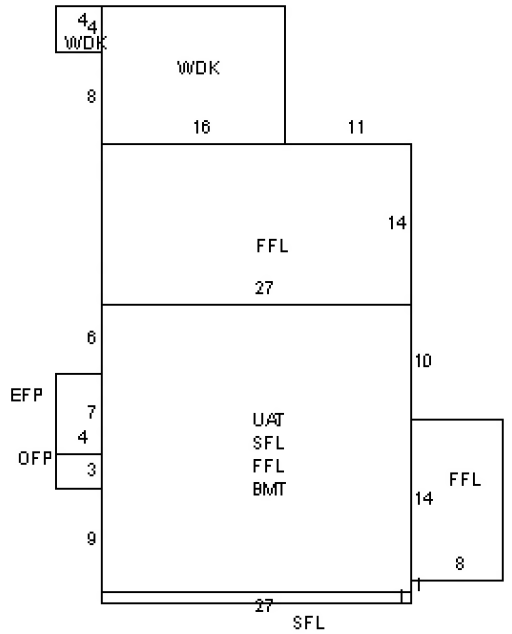
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.61
Special Features:	0	Val/Su Net:	104.87
Final Total:	310300	Val/Su SzAd	166.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,165	159.610	185,942
SFL	Second Floor	702	159.610	112,044
BMT	Basement	675	47.880	32,320
WDK	Deck	208	10.540	2,192
UAT	Upper Attic	169	111.720	18,854
EFP	Enclos Porch	28	70.800	1,982
OFP	Open Porch	12	42.910	515
	Net Sketched Area:	2,959	Total:	353,849
Size Ad	1867	Gross Are	3465	FinArea 2036

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	9X8	A	AV	1991	0.00	T	22.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	